

MEMBERS PRESENT: LEONARD KRAWCHECK, MARGARET SMITH, ALLISON GRASS,  
WALTR JAUDON, ROSS APPEL  
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

DECEMBER 19, 2017 5:15-19 P.M. 2 GEORGE STREET  
6:57 P.M.

A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.

1. 841 HARBOR PLACE DR. (426-11-00-147) APP. NO. 1712-19-A1

Request variance from Sec. 54-301 to allow a 1-story addition (bedroom/bath) with a 1721-ft. rear setback (25-ft. required).  
Zoned DR-1F.

Owner-Jessica Slater/Applicant-CF Builders

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval with conditions recommended by staff to reduce required rear building setback to 21 feet: 1) foundation plans shall be modified to utilize a continuous footer only along the rear wall of the proposed addition, side walls of addition to be supported with joists; 2) trench for continuous footer shall be dug by hand and any roots encountered shall be cleanly pruned; 3) existing brick patio to be maintained during construction to minimize damage to Lauren Oak root zone.

MADE BY: M.Smith SECOND: W.Jaudon VOTE: FOR 5 AGAINST 0

2. 476 KING ST. AND 476 ½ KING ST. APP. NO. 1712-19-A2  
(460-12-02-030)

Request variance from Sec. 54-317 to allow 1,094sf of inside patron use area for a restaurant use that requires 3 additional parking spaces (current uses requires 11 spaces and proposed uses requires 14 spaces; site provides 6 spaces).  
Zoned MU-2/WH.

Owner-Barry Solondz/Applicant-S Arch Studio

APPROVED XX WITHDRAWN 0  
DISAPPROVED 0 DEFERRED 0

MOTION: Approval with conditions: two spaces to be provided in back; two spaces in garage nearby (this is not a use that is approved to operate past midnight).

MADE BY: A.Grass SECOND: R.Appel VOTE: FOR 5 AGAINST 0

B. New Applications:

1. 324 GROVE ST. (WAGENER TERRACE) APP. NO. 1712-19-B1  
(463-10-03-009)

Request special exception under Sec. 54-110 to allow the reconstruction of a 1-story garage and to allow a porch addition that extends a non-conforming 1.3-ft. east side setback (9-ft. required).  
Zoned SR-2.

Owner-Marshall McKinney/Applicant-Haskell Harris

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: R.Appel SECOND: A.Grass VOTE: FOR 5 AGAINST 0

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2.

8 QUEEN ST. (FRENCH QUARTER)  
(458-09-01-121)

APP. NO. 1712-19-B2
- Request variance from Sec. 54-208 to allow 1 (one) Bed and Breakfast unit without the required one off-street parking space.  
Zoned SR-5.  
Owner-Leon R. Glass/Applicants-Leon R. Glass, Leticia G Glass

APPROVED	0	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	XX

MOTION: Deferred.

MADE BY: \_\_\_\_\_ SECOND: \_\_\_\_\_ VOTE: FOR \_\_\_\_\_ AGAINST \_\_\_\_\_

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3.

241-243 EAST BAY ST. (ANSONBOROUGH)  
(458-05-03-031)

APP. NO. 1712-19-B3
- Request special exception under Sec. 54-511 to allow 2,100sf of inside patron use area for events with 7 off-street parking spaces (14 spaces required).  
Zoned GB-A.  
Owner-241-243 East Bay Holders/Applicant-Ty Hanlan

APPROVED	0	WITHDRAWN	0
DISAPPROVED	XX	DEFERRED	0

MOTION: Approval with conditions.  
MADE BY: M.Smith failed lack of second

MOTION: Deferral.  
MADE BY: W.Jaudon failed lack of second

MOTION: Disapproval.  
MADE BY: R.Appel SECOND: A.Grass VOTE: FOR 4 AGAINST 1  
\*M.Smith

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4.

26-28 CUMBERLAND ST. 158 CHURCH ST.  
AND 9 LINGUARD ST. (458-05-03-087, 089 090, 091 AND 093)

APP. NO. 1712-19-B4
- Request one year extension of the special exception granted February 2, 2016.  
Zoned GB-A.  
Owner-Cumberland, LLC/Applicant-Womble Bond Dickinson (US) LLP

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WITHDRAWN 0

DEFERRED 0

MOTION: Approval subject to the original conditions placed on the approval on February 2, 2016. (the term of the approval expires December 31, 2019).

MADE BY: W.Jaudon SECOND: A.Grass VOTE: FOR 4 AGAINST 0  
\*L.Krawcheck recused

5. 110 KING ST. AND 110 ½ KING ST. APP. NO. 1712-19-B5  
(CHARLESTOWNE) (457-12-04-053)

Request special exception under Sec. 54-110 to allow additions that enlarges non-conforming residential units.

Request special exception under Sec. 54-110 to allow a horizontal expansion (bay window) and vertical extension(master bath/closet) to a non-conforming building footprint that does not meet the required 3-ft. north side setback.

Request special exception under Sec. 54-110 to allow a 1-story addition (laundry room) that extends a non-conforming 0-ft. north side setback (3-ft. required).

Request variance from Sec. 54-301 to allow a 1-story addition with a 0-ft. rear setback (3-ft. required).

Request variance from Sec. 54-301 to allow a 1-story addition (laundry room) and bay window with a 60% lot occupancy (35% limit; 58% existing).

Zoned SR-5.

Owner/Applicant-Andre Bauer

WITHDRAWN 0

DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: W.Jaudon VOTE: FOR 5 AGAINST 0

For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.